

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Northeast corner of Dalman Road and Aviation Drive, Fort Wayne, Indiana 46809 (Tuthill Corporation / Fill-Rite Division)

WHEREAS, Petitioner has duly filed its petition dated March 31, 1995 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will retain 186 permanent jobs for a total annual payroll of \$5,547,000, with the average annual job salary being \$29,800; and

WHEREAS, the total estimated project cost is \$7,440,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for two (2) years thereafter. Said designation shall terminate at the end of that two (2) year period.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on

1 Finance and shall also be referred to the Department of
2 Economic Development requesting a recommendation from
3 said department concerning the advisability of
4 designating the above designated area an "Economic
Revitalization Area";

5 (c) Common Council shall publish notice in accordance with
6 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
7 substance of this resolution and setting this designation
8 as an "Economic Revitalization Area" for public hearing;

9 (d) If this Resolution involves an area that has already been
10 designated an allocation area under I.C. 36-7-14-39, then
11 the Resolution shall be referred to the Fort Wayne
12 Redevelopment Commission and said designation as an
13 "Economic Revitalization Area" shall not be finally
14 approved unless said Commission adopts a Resolution
15 approving the petition.

16 **SECTION 3.** That, said designation of the hereinabove
17 described property as an "Economic Revitalization Area" shall apply
18 to both a deduction of the assessed value of real estate and
19 personal property for new manufacturing equipment.

20 **SECTION 4.** That, the estimate of the number of individuals
21 that will be employed or whose employment will be retained and the
22 estimate of the annual salaries of those individuals and the
23 estimate of the value of redevelopment or rehabilitation and the
24 estimate of the value of new manufacturing equipment, all contained
25 in Petitioner's Statement of Benefits, are reasonable and are
26 benefits that can be reasonably expected to result from the
27 proposed described redevelopment or rehabilitation and from the
28 installation of new manufacturing equipment.

29 **SECTION 5.** That, the current year approximate tax rates for
30 taxing units within the City would be:

31 (a) If the proposed development does not occur, the
32 approximate current year tax rates for this site would be

\$9.2773/\$100.

- 1 (b) If the proposed development does occur and no deduction
2 is granted, the approximate current year tax rate for the
3 site would be \$9.2773/\$100 (the change would be
4 negligible).
- 5 (c) If the proposed development occurs and a deduction
6 percentage of fifty percent (50%) is assumed, the
7 approximate current year tax rate for the site would be
8 \$9.2773/\$100 (the change would be negligible).
- 9 (d) If the proposed new manufacturing equipment is not
10 installed, the approximate current year tax rates for
11 this site would be \$9.2773/\$100.
- 12 (e) If the proposed new manufacturing equipment is installed
13 and no deduction is granted, the approximate current year
14 tax rate for the site would be \$9.2773/\$100 (the change
15 would be negligible).
- 16 (f) If the proposed new manufacturing equipment is installed
17 and a deduction percentage of eighty percent (80%) is
18 assumed, the approximate current year tax rate for the
19 site would be \$9.2773/\$100 (the change would be
20 negligible).

21 **SECTION 6.** That, this Resolution shall be subject to being
22 confirmed, modified and confirmed, or rescinded after public
23 hearing and receipt by Common Council of the above described
24 recommendations and resolution, if applicable.

25 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby
26 determined that the deduction from the assessed value of the real
27 property shall be for a period of ten (10) years, and the deduction
28 from the assessed value of the new manufacturing equipment shall be
29 for a period of five (5) years.

30 **SECTION 8.** That, the benefits described in the Petitioner's
31 Statement of Benefits can be reasonably expected to result from the
32 project and are sufficient to justify the applicable deductions.

SECTION 9. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Member of Council

APPROVED AS TO FORM AND LEGALITY


Timothy McCauley, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____ title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ravine, seconded by _____, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>5</u>			<u>4</u>
BRADBURY				<u>✓</u>
EDMONDS				<u>✓</u>
GiaQUINTA				<u>✓</u>
HENRY				<u>✓</u>
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 4-25-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-22-95 on the 25th day of April, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of April, 1995 at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1st day of May, 1995, at the hour of 8:00 o'clock P A.M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

BILL NO. R-95-04-11

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~)X (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as Northeast corner of Dalman Road and Aviation Drive, Fort Wayne,
Indiana 46809 (Tuthill Corporation/Fill-Rite Division)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas C. Henry

Mark E. Giaquinta

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

James J. Smith

Janet H. Bradley

DATED: *4-25-95*

Sandra E. Kennedy
City Clerk

AGREEMENT TO PURCHASE REAL ESTATE

TO: M.B.C. Corp.

OWNERS

EXHIBIT

"A"

March 10, 1992

The undersigned (hereinafter called "Buyer") offers to purchase, upon the terms and conditions set forth below, the real estate in Allen County, Indiana, whose legal description is: a net 20-acre parcel located at the northeast corner of Dalman Road and Aviation Drive, being east of the Coca-Cola Distribution Center, as delineated on Exhibit "A" attached hereto; subject to registered Certificate of Survey

Such real estate is hereinafter called the "Real Estate." Its street address is _____

TERMS AND CONDITIONS

The terms and conditions of this Agreement are as follows:

- Purchase Price and Terms.** The purchase price shall be \$400,000.00, to be paid in accordance with the terms of Paragraph A (insert A, B, C or D).
- Cash.** The entire purchase price shall be paid in cash.
- Cash With New Mortgage.** The entire purchase price shall be paid in cash, subject, however, to Buyer's being able to obtain within _____ days from date hereof a _____ mortgage loan on the Real Estate for not less than \$_____. If Buyer is unable to obtain such financing within that time, this Agreement shall then terminate and any earnest money deposited hereunder shall be refunded to Buyer without delay. Buyer agrees to make immediate application for such financing. If the financing is subject to discount points Seller agrees to pay such discount points not to exceed \$_____.
- Cash, Subject to Existing Mortgage.** Buyer shall pay approximately \$_____ in cash and assume and agree to pay the unpaid balance of and to perform the provisions of, an existing mortgage on the Real Estate held by _____ as mortgagee. Seller represents that the unpaid principal balance of such mortgage is approximately \$_____ as of _____, 19____. Buyer shall begin to pay such unpaid balance by paying the payment due _____, 19____. Transfer fees, if any, required by the mortgagee shall be paid by _____.
- Land Contract.** Buyer shall pay \$_____ in cash, upon the execution of a land contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase price in monthly payments of not less than \$_____ per month, including _____% interest, computed _____, plus taxes and insurance. The land contract is to be written upon the Allen County Indiana Bar Association form.
- All earnest money paid under this Agreement shall be deducted from any payment required to be paid in at the closing.
- Taxes and Assessments.** Buyer shall assume and pay the taxes upon the Real Estate due and payable in (May) (November), 19____, and all subsequent taxes. Real estate taxes shall be prorated to date of closing. If the tax rate is not finalized, the last rate and value shall be used in this computation. Seller shall pay any assessments or charges upon or applying to the Real Estate for public or municipal improvements or services which on the date of this Agreement are constructed or installed on or about the Real Estate or are serving the Real Estate.
- Possession.** Possession of the Real Estate shall be delivered to Buyer on or before closing. Rents, if any, shall be prorated as of the date of closing. Insurance shall be (prorated) (cancelled) as of the date of closing. Seller will pay all charges for utility services furnished the Real Estate until the date possession is delivered.
- Improvements and Fixtures.** This offer includes all improvements and permanent fixtures used in connection with the Real Estate, including but not necessarily limited to electrical, gas, heating and plumbing fixtures, screen doors, storm windows, shades, venetian blinds, drapery hardware, awnings, attached carpeting, linoleum, radio or television antennae, trees, shrubs, flowers, fences, and _____, if any, now in or on the Real Estate and the same shall be fully paid for and free of all liens and encumbrances at the time of closing, unless otherwise specified and agreed by Buyer.
- Use.** Buyer represents that his intended use of the Real Estate requires a zoning classification of M-2, and on the date of closing the Real Estate shall be in a district permitting such use.
- Earnest Money.** As earnest money, Buyer deposits with the Seller's agent named below the sum of \$10,000.00. Upon acceptance of this offer by Seller, Buyer will deposit with such agent additional earnest money in the sum of \$10,000.00.
- Acceptance.** If this offer is accepted, it shall constitute an agreement between Buyer and Seller, binding and inuring to the benefit of them and their respective heirs and personal representatives. If, after acceptance, Buyer fails to complete the purchase as agreed, all earnest money shall be forfeited to Seller as liquidated damages and Seller shall have no other remedy at law or in equity. If this offer is not accepted in writing on or before March, 1992, it shall then expire, and all earnest money shall be returned to Buyer without delay.
- Other Terms.** See Attached Exhibit "A"
- Survey.** Seller shall furnish at Seller's expense a certificate of survey of the Real Estate showing the dimensions thereof and the location of all improvements, building lines and easements as of the date hereof. The survey shall include the setting or locating of corner stakes or pins.
- Owner's Title Policy.** Prior to closing, Seller shall furnish at Seller's expense an owner's policy of title insurance in the amount of the purchase price.
- Closing.** This transaction shall be closed as soon as title to the Real Estate meets necessary legal requirements and Buyer obtains the necessary financing, if any, as hereinabove provided. At closing, Buyer shall make payment of the purchase price as provided in Section 1 above, and Seller shall deliver to Buyer a properly prepared and executed General Warranty Deed or Land Contract, conveying or contracting to convey the Real Estate and all improvements thereon in the same condition they now are, usual wear and tear excepted. The deed shall be accompanied by a Closing Affidavit. Seller shall assume the risk of loss or damage to the Real Estate and all improvements thereon until the delivery of the General Warranty Deed or Land Contract. In the event the Real Estate and all improvements thereon cannot be conveyed or contracted to be conveyed to Buyer in substantially their present condition, usual wear and tear excepted, this Agreement, at Buyer's election, shall not be binding upon Buyer, and earnest money deposited hereunder shall be returned to Buyer without delay.
- Miscellaneous.** Buyer has personally inspected and examined the Real Estate and makes this offer in good faith. All the terms and conditions are stated herein, there being no verbal agreements. Headings are inserted for convenience only and do not constitute a part of this Agreement. Whenever necessary and where the context admits, the singular terms "Buyer" and "Seller" and their related pronouns include the plural, the masculine, and the feminine.

BUYER: [Signature]
Tuthill Corporation, Fill-Rite Division
By: George Jenkins, President

BUYER: _____

ADDRESS: _____

PHONE: _____

ACCEPTANCE BY SELLER

The undersigned Seller accepts the above offer and agrees with its terms and conditions. Seller also agrees to pay its agent named below a commission of \$_____, which shall be deducted from the first payment made to Seller. Seller also authorizes its agent to hold all money deposits in escrow until the closing of this transaction. A 6% commission shall be paid at closing and shared equally between Sturges, Griffin, Trent & Co., Inc. and Goldstine Knapke, Inc.

This acceptance is subject, nevertheless, to the conditions, if any, immediately following: _____

DATE: _____, 19____.

SELLER: _____ SELLER: _____

M.B.C. Corp.
By: _____

ADDRESS: _____ PHONE: _____

AGENT OF SELLER

As agent for Seller, the undersigned agent acknowledges receipt of earnest money deposited with him in the following amounts and on the dates indicated:

Date

Amount

Agent

Such earnest money is held in escrow and will be paid in accordance with the terms of the above agreement between Buyer and Seller.

EXHIBIT "A"

The Agreement of Purchase and Sales is modified as follows:

- A. Seller represents and warrants to Purchaser that there are no governmental or utility development fees associated with the Real Estate which will be required to be paid by Purchaser with respect to the development of the Property other than the customary building permit fees charged by utilities serving the Real Estate to all persons constructing and operating similar improvements.
- b. The Owner's Title Insurance Policy shall not contain any exceptions which would interfere with Purchaser's development of the Real Estate or reduce the value of the Real Estate.
- C. Seller will pay all brokerage commissions, if any, incurred as a result of this sale and purchase.

This agreement is contingent upon the following terms and conditions;

- 1. Purchaser obtaining the proper easements or access grants to Aviation Drive serving as primary access to the subject parcel.
- 2. All public utilities including storm drainage being provided by seller to the property line or the adjoining right-of-way of the property line for tapping by Purchaser.
- 3. Purchaser obtaining a Level 1 environmental audit stipulating that no environmental hazards or materials exist on the subject property.
- 4. Purchaser securing real estate tax abatement from the appropriate governing authorities.
- 5. Purchaser's satisfaction that all permits and approvals can be obtained for the construction of a new facility.

Purchaser shall diligently pursue the satisfaction of the above contingencies after the acceptance of this agreement.

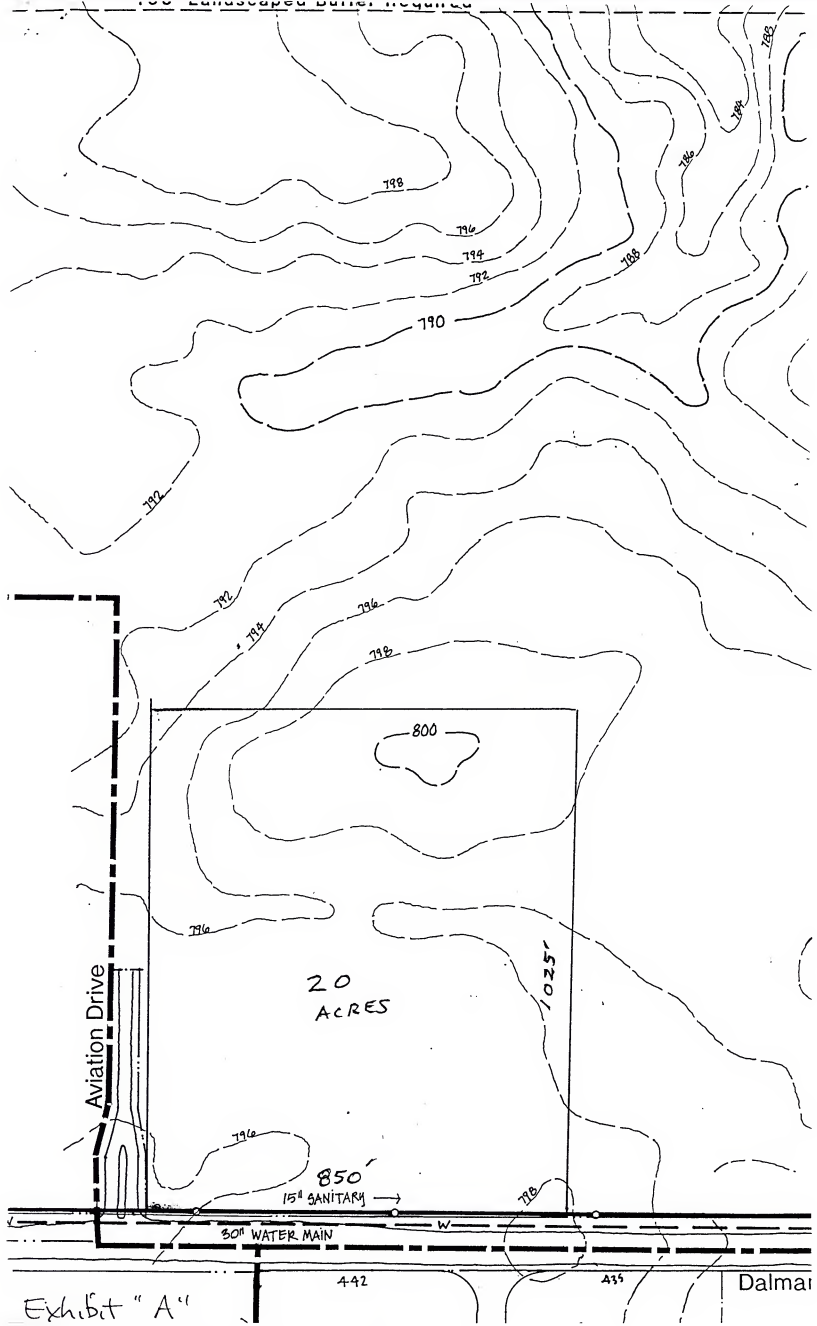


Exhibit "A"

442

435

Dalmar



MEMORANDUM

TO: Common Council Members

FROM: Karen A. Lee
Economic Development Specialist, Department of Economic Development

DATE: April 25, 1995

SUBJECT: Real and Personal property Tax Abatement Application dated March 31, 1995 for Tuthill Corporation / Fill-Rite Division
Address: Northeast Corner of Dalman Road and Aviation Drive

Q-95-04-11

Background

Description of Product or Service Provided by Company: Tuthill produces pumps, meters and pumping systems for petroleum and chemical fluids.

Description of Project: Tuthill would like to construct a 100,000 sq. ft. manufacturing facility with an additional 20,000 sq. ft. office building attached. They would also like to purchase several pieces of equipment.

Average Annual Wage:	\$29,800	Total Project Cost:	\$7,440,000
Number of Full Time Jobs to be Created:	0	Councilmanic District:	5th
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M2

Project is Located Within a:

Designated Downtown Area:	Yes ___ No <u>x</u>	Redevelopment Area:	Yes ___ No <u>x</u>
Urban Enterprise Area:	Yes ___ No <u>x</u>	Platted Industrial Park:	Yes ___ No <u>x</u>

Effect of Passage of Tax Abatement

Will allow for the retention of 186 positions.

Effect of Non-Passage of Tax Abatement

Project will not take place resulting in a reduction in the work force.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of two (2) years.
3. The period of deduction should be limited to ten (10) years for real property and five (5) years

for personal property.

Signed:

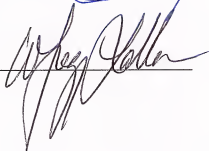
A handwritten signature in blue ink, appearing to read "Karen A. Lee".

Title

A handwritten title in blue ink, appearing to read "Economic Development Specialist".

Comments

DIRECTOR:

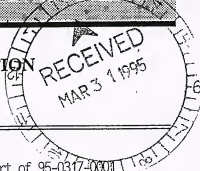
A handwritten signature in blue ink, appearing to read "W. J. J. J. J.". The signature is stylized and somewhat illegible.

FOR STAFF USE ONLY:

Declaratory Passed 1995
 Confirmatory Passed 1995
165 FT Jobs Currently
18 FT Jobs Currently
\$29,800 Current Average Annual Salary

0 FT Jobs to be Created
 0 PT Jobs to be Created
 Avg Annual Salary of all New Jobs
165 FT Jobs to be Retained
18 PT Jobs to be Retained
 Avg Annual Salary of all Retained Jobs

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA



APPLICATION IS FOR:

Real estate key no.: Part of 95-0317-0001

(Check appropriate box(es) below)

☒ Real Estate Improvements Total cost of improvements: 4,540,000

☒ Personal Property (New Manufacturing Equipment) ... Total cost of improvements: 2,900,000

TOTAL OF ABOVE IMPROVEMENTS: 7,440,000

GENERAL INFORMATION:

Applicant's name: George Jenkins, President, Fill-Rite Division Telephone: 219-747-7524

Name of applicant's business: Tutthill Corporation / Fill-Rite Division

Address of applicant: 4204 Ferguson Road

Fort Wayne, IN 46809

Address of property to be designated: North East Corner of Dalman Road and Aviation Drive

Name of business to be designated, if applicable: N/A

Contact person:

Name: George Jenkins (Alternate - Jack Pruitt) Telephone: 219-747-7524

Address: 4204 Ferguson Road

Fort Wayne, Indiana 46809

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site?

Purps, meters and pumping systems for petroleum and chemical based fluids

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Baer Field Industrial Park has been under development for almost 15 years. To date, only a few
sites have been developed. We believe these sites qualified for ERA designation.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: None

Describe the condition of the structure(s) listed above: N/A

Describe improvements to be made to property to be designated: Construct a 100,000 sq. ft. manufacturing facility with an additional 20,000 sq. ft. office building attached.

Start and stop dates for project: 5/1 - 11/1/95

Current land assessment: \$ Part of \$8330.00 Current improvements assessment: \$ 0

Current total real estate assessment: \$ 0

Most recent annual property tax bill on property to be designated: \$ Part of \$660.70

What is the anticipated first year tax savings attributable to this designation? \$ 113,500

How will you use these tax savings? To offset project related expenses.

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: Paint line with parts conveyor (\$1,950,000) Horizontal Machining Center (\$350,000) Vertical Machining Center (\$150,000) CNC Transfer Lathe (\$200,000) Two CNC Chucker Lathes (\$250,000)

Equipment purchase start & stop dates: 5/1/95-6/1/96 Equipment installation start and stop dates: 8/1/95-6/1/96

Current personal property assessment: \$ 1,148,200 Most recent annual personal property tax bill: \$ 75,567

What is the anticipated first year tax savings attributable to this designation? \$ 25,400 How will you use these tax savings? To offset project related expenses.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT AT FACILITY TO RECEIVE DESIGNATION: (NOTE: Figures below must match Section 3 of Form

SB-1, Statement of Benefits (attached))

Current Number: 168 Full-time
18 Part-time

Annual area payroll of current: \$ 5,547,000

Average annual salary of current: \$ 29,800

Number Retained:* 168 Full-time
18 Part-time

Annual area payroll of retained: \$ 5,547,000

Average annual salary of retained: \$ 29,800

Number Additional: N/A Full-time
N/A Part-time

Annual area payroll of additional: \$ N/A

Average annual salary of additional: \$ N/A

When do you anticipate reaching the above levels of employment? See Below

List types of jobs to be created as a result of this project?

*20 Employees have been added and trained over the last 12 months. Plant expansion and capital investment are required to acquire sufficient business to retain these people long term.

Check the boxes below if the jobs to be created will provide the listed benefits:

☒ Pension Plan

☒ Life Insurance

☒ Tuition Reimbursement

☒ Disability Insurance

☒ Major Medical Plan

List any benefits not mentioned above:

Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

☐ Anthony Wayne Services

☐ Indiana Dept of Employment & Training Services

☐ Benito Juarez Center

☐ Indiana Institute of Technology

☐ Catholic Charities of Fort Wayne

☐ Indiana Purdue University at Fort Wayne

☐ Community Action of Northeast Indiana, Inc.

☐ Indiana Vocational Rehabilitation Services

☐ Fort Wayne Rescue Mission

☐ IVY Tech

☐ Fort Wayne Urban League, Inc.

☐ JobWorks

☐ Fort Wayne Womens Bureau

☐ Lutheran Social Services, Inc.

☐ Indiana Department of Commerce

☐ Wayne Township Trustee

☐ Indiana Department of Public Welfare

EXHIBITS

The following exhibits must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.



Signature of Applicant



Date

**STATEMENT OF BENEFITS**

State Form 27167 (R4 / 10-93)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**FORM
SB - 1****INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after: July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between: March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1**TAXPAYER INFORMATION**

Name of taxpayer

Tuthill Corporation / Fill-Rite Division

Address of taxpayer (street and number, city, state and ZIP code)

4204 Ferguson Road, Fort Wayne Indiana 46809

Name of contact person

George Jenkins, President, Fill-Rite Division

Telephone number

(219) 747-7524

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body

City of Fort Wayne, Indiana

Resolution number

Location of property

NE Corner of Dalman Road and Aviation Dr, Fort Wayne

County

Allen

Taxing district

Fort Wayne - Wayne

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)

100,000 sq. ft. manufacturing facility with additional 20,000 sq. ft. of office space (\$4,540,000) Paint line and parts conveyor (\$1,950,000) Horizontal machining center (\$350,000) vertical machining center (\$150,000) CNC transfer lathe (\$200,000) two CNC Chucker lathes (\$250,000)

Estimated starting date

5/1/95

Estimated completion date

6/1/96

SECTION 3**ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
186	\$5,547,000	186	\$5,547,000	0	0

SECTION 4**ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	0	0	2,688,000	268,500
Plus estimated values of proposed project	4,540,000	1,135,000	2,900,000	386,200
Less values of any property being replaced	-	-	-	-
Net estimated values upon completion of project	4,540,000	1,135,000	5,588,000	654,700

SECTION 5**OTHER BENEFITS PROMISED BY THE TAXPAYER**

We have added and trained 20 people over the last 12 months. Expansion of our market thru plant modernization and capital investment will allow us to retain them with the potential for additional hires in the short term future. We believe that our relocation to the industrial park will improve the marketability of the remaining sites and encourage further development in the area.

SECTION 6**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Title

President
Fill-Rite Div

Date signed (month, day, year)

3/30/95

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for: ☐ 5 years ☐ 10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>Don J. Schmidt</i> City Clerk	Telephone number 219,427-1208	Date signed (month, day, year) 4-25-90
Attested by: <i>Barbara E. Kennedy</i> City Clerk	Designated body Carmel Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Tuthill Corporation is requesting a tax abatement which would allow them to construct a 100,000 sq. ft. manufacturing facility with an additional 20,000 sq. ft. office building attached, as well as purchase several pieces of equipment.

EFFECT OF PASSAGE Will allow for the retention of 186 positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in reduction in the work force.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt
